

April 28, 2009

**Site Plan & Final Plat:** Titan Office Addition, Block A, Lot 1 (SPFP09-0005)  
**Owner(s):** Titan Consulting

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**DESCRIPTION:**

An office building on one lot on 0.30± acre located on the north side of Main Street, 250± feet west of Dogwood Street. Zoned Planned Development-197-Original Town Commercial. Neighborhood #11 RC.

**REMARKS:**

Site Plan

**Access:** Access is provided from Main Street.

**Cross access:** Cross access is not required.

**Parking:** Parking is adequate.

**Screening:** An existing tubular steel fence located along the north property line will be enhanced with a living screen in a 10 foot landscape buffer, as required by the Planned Development-197 standards. The living screen will consist of Nellie R. Stevens Holly trees.

**Tree Preservation:** The property contains three Red Oaks that will not be removed.

**Landscape Plan:** A landscape plan has been submitted for staff review.

**Facade Plan:** A facade plan is not required due to the use being an existing structure that will not be modified.

**Additional Information:** This site plan complies with the standards set forth in Planned Development-197.

Final Plat

The plat dedicates necessary easements for the development of an office building on one lot.

**RECOMMENDATION:**

**Recommended for approval subject to:**

Site Plan

Staff approval of the landscape plans.

Final Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.